

2008 HUD ONAP Regional Summits Alaska Region



Track One – Basics of Housing Development

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
<p>Create Sustainable Affordable Housing</p> <ul style="list-style-type: none"> • Subsidized • Mixed Use 	<ul style="list-style-type: none"> • Local economy and funding • NAHASDA Regulations needs flexibility with mixed rules when working with other agencies • Housing Management Capacity • Acquiring land and infrastructure 	<ul style="list-style-type: none"> • Establishing written policies to allow for program targeted population and alternative design • Establishing tribally determined wage rates to best suit the tribes needs and to allow for some sort of self-help within a NAHASDA program and the villages • Look to existing homes to allow for expansion and utilize the IHP to meet the families expanding needs
<p>Energy Efficiency</p> <ul style="list-style-type: none"> • Alternative energy sources • Additional low income resources 	<ul style="list-style-type: none"> • Lack of education, knowledge, confusion • Finances • Freight and fuel costs • Basic management capacity 	<ul style="list-style-type: none"> • Develop a program designed to educate • Provide hands on training • With alternative energy systems, provide the necessary training to maintain the systems • Defining what energy sources are available and finding how to capture the energy for use • Petition funding agencies to assist in the development of alternative energy sources and financing the projects • Evolving a program to include high

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		<p>and younger school students</p> <ul style="list-style-type: none"> • Participate in the Tribal Energy Conference in Anchorage, scheduled for April 2008, • Communicate the village needs for alternative energy and the management training program through this forum/conference to the state and federal government • Developing a financing structure to allow moderate income to benefit from alternative energy loans
<p>Community Buy In</p> <ul style="list-style-type: none"> • Local vision • Local providers • New technology • Local workforce 	<ul style="list-style-type: none"> • Lack of education and training • Institutional training for community • Lack of trust- creditability • Lack of capacity • Education training 	<ul style="list-style-type: none"> • Utilizing self-help program through USDA and NAHASDA • Educate and provide for community financial literacy training to allow for mindset change • Provide resources and information to allow for local training for the local community (grant writers) • Train the trainer programs

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Identify Partners <ul style="list-style-type: none"> • Tribal • Funding • Role models 	<ul style="list-style-type: none"> • Communication • Lack of funding • Lack of understanding of regulations • Timing of funding cycles for the different programs 	<ul style="list-style-type: none"> • Lobby NAIHC with the request for permanent change to allow for self-help written into NAHASDA • Identify potential Youth Build partnerships to provide youth construction education and potential new home construction • Work with CCHRC and other role model organizations as mentors

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Track Two – Leveraging		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
<p>Build more affordable housing using leveraged financing</p>	<ul style="list-style-type: none"> • Time required to plan and develop leveraged housing which results in higher construction costs • Land issues • Lack of political and community support for affordable housing • Difficulty in serving tribal members in a non-native community • Costs and availability of insurance 	<ul style="list-style-type: none"> • Develop strategic community plans and partnerships • Network with tribes and local agencies • Agencies and stakeholders involved with the project will coordinate with the community to support affordable housing and infrastructure • Organize a conference with the affected community to develop solutions • Conference to explore insurance information and ways to reduce costs. • Facilitate change in state law restricting use of Amerind insurance • Fuel cost equalization plan • Reduce or subsidize transportation and energy costs • Lobby elected officials for funding that is inflation adjusted and for

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
		additional funding
To develop administrative capacity pertaining to of leveraging sources, sustainable operations and technical aspects.	<ul style="list-style-type: none"> • Lack of formal training program for housing development • Inadequate financing to support capacity on the tribal level • No clearinghouse for various leveraging program related information • Inflexible federal program requirements 	<ul style="list-style-type: none"> • Create degree program related to housing development through universities • Centralized website to disseminate housing, energy, leveraging and building technology information • Lobby our elected officials with specific changes to statutory requirements
Harmonize the requirements for different programs and funding sources	<ul style="list-style-type: none"> • Conflict between program requirements • Lack of communication and coordination between programs • Inability to rent IHS equipment 	<ul style="list-style-type: none"> • Interagency and housing service provider meeting to standardize and streamline program requirements
Coordination of housing and infrastructure	<ul style="list-style-type: none"> • No mechanism to coordinate housing with infrastructure development • Lack of comprehensive, long range, community planning 	<ul style="list-style-type: none"> • Have a roundtable with housing, infrastructure, and political leadership to help facilitate effective coordination

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<p>Establish source of funding to finance debt repayment and operations as needed due to fluctuations in operating costs and rental income</p>	<ul style="list-style-type: none"> • Inability to control rental income, utility, and other operating costs • Long term dependence on housing programs by assisted families 	<ul style="list-style-type: none"> • Flexibility in establishing rent payments • Evaluate ways of increasing funding to have funding to operate housing developed with NAHASDA • Develop program to subsidize energy costs • Allow regions to determine utility allowances to create incentives

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Track Three – Housing as Economic Development		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
<p>Develop Sustainable & Economically Viable Communities and Families</p>	<p>Resource Limitation</p> <ul style="list-style-type: none"> • Funding for: <ul style="list-style-type: none"> *TA *Capital *Land *Bonding 	<p>Resource Development:</p> <ul style="list-style-type: none"> • Comprehensive Regional Organization Plan • Needs assessment • Funders Forum • Mentorship Program for like professions • Regional approach to job training and employment • Pre high school/career education • Expansion & Coordination of regional conferences/training to include breakout sessions • 8(a) Development Leveraging • Increase utilization of • Funds available • existing programs
<p>Education</p> <ul style="list-style-type: none"> • Programs • Partnerships • Resources 	<p>Social Barriers</p> <ul style="list-style-type: none"> • Careless, incapacity & neglect • Local politics • Stigma of “affordable” & “low-income” • Cultural issues 	<p>Co-opetition (Cooperation with competition):</p> <ul style="list-style-type: none"> • State Information/Communication • System • Best Practices • Models of success

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Track Three – Housing as Economic Development		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
		<ul style="list-style-type: none"> • Newsletter • Training • Video Conference/Education • Center for Housing/Economic Development • Economic Incubator Models • Regional/Village Corporation Coordination • Build stronger partnerships • Hire & retain qualified staff
Develop Capacity <ul style="list-style-type: none"> • Agency • Small Tribe • Tribal Contractors • Partnerships 	Location/Logistics <ul style="list-style-type: none"> • Remoteness • High cost of infrastructure • High costs of energy/utilities • High cost of transportation • Lack of industry/jobs 	Organized Advocacy: <ul style="list-style-type: none"> • Change NAHASDA Regulations to include Economic Development • More training & TA funds for AK ONAP • Pursue possible HUB Zone or other designations • Legislative– Regulations, State, Federal <ul style="list-style-type: none"> ○ Employment/energy Plans ▪ State “local hire” law change

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Track Three – Housing as Economic Development

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
Identify Programs with Element of Economic Development	Partnership Barriers <ul style="list-style-type: none"> • Compliance • Lack of agency coordination & cooperation • Mindset that housing is not a priority (F & S) • Inability to combine NAHASDA with economic development 	

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Track Four – Tribes/TDHE and Tribal Members as Landlords

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
<p>Create Affordable Homes</p> <ul style="list-style-type: none"> • Energy Efficient Units • Leveraging 	<ul style="list-style-type: none"> • Lack of funds – Obtaining, Maintaining, Building, Operating etc. (Transportation, Maintenance) • Lack of Infrastructures (Site Control, Utilities, Roads Etc.) • High cost of A & E • Shortage of Affordable / Buildable land • Political and Tribal conflicts within the community • Conflicting and Excessive regulations throughout Federal and State Housing Programs (Definition of Family and Income) • Lack of qualified Program Participants (Inspectors, Vendors, Workers, Applicants, Employees, Architects, Drug Free Environment etc. in the region) • Environmental Challenges (erosion, permafrost thawing) Short construction season. • Village Population Changes 	<p>Get Money</p> <ul style="list-style-type: none"> • From Federal, State and Local Government • (Grants) • ICDBG • USDA- 502, 504, 515, 523 + Other Contact Gene Kane 271-1414 • BIA (Roads, HIP) • IHS (Sewer and Water) • Mental Health Consortium • Cold Climate Resource Research • Fuel Assistance • Supplemental Development Grant • Direct Appropriations • AHFC • Native Corporations – Land Resources / Financial Partners • Non Profits – Rural CAP • Develop (CHDO's) Community Housing Development Organization / (CBDO's) Community Based Development Organization • NAHASDA

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Track Four – Tribes/TDHE and Tribal Members as Landlords

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
	(Increase and Decrease)	<ul style="list-style-type: none"> • Foundations – Denali Commission • - Rasmusson oundation • Combing Funds / Leveraging Funds – LIHTC, HOME, Title VI, SCHDF, Tax Exempt Bonds, Section 184, Federal Home Loan Bank Etc. • Applying for more Grants – Learning what others are available and how to apply and what strings are attached funding source. • Diversify Developments Low Income – Market Rate • Collections – Decrease TARS • Share skills / resources between tribes and Villages for Grant Writing -Software -Housing Plans • Work with AFN to create some standard procedures • Cooperation with BIA to streamline land conveyance process • Increase Housing Design Portfolio within Cold Climate Research Center – Jack Hebert - Attend Training

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
		<ul style="list-style-type: none"> • Shortage of affordable Buildable Land • Denser Developments with smaller footprints Multi-family complexes • Political and Tribal conflicts within the community • Develop Government – Government Relationships • Educate Local Politicians and Boards Members on Economic Impact • Conflicting and Excessive Regulations throughout Federal and State Housing Programs (Definition of Family and Income) • Develop Inter Agency Task Force to streamline regulatory / statutory barriers • Lack of qualified Program Participants (Inspectors, Vendors, Workers, Applicants, Employees, Architects, Drug Free Environment etc. in the region) • Actively participate in the Denali Commission

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		<ul style="list-style-type: none"> • Environmental Challenges (erosion, permafrost thawing) Short construction season. • Utilize tools (Aerial Mapping) to develop long term planning in areas of flood zone and erosion etc. • Denali Commission • Village Population Changes (Increase and Decrease) • Economic Development • Require that clients attend Financial Training / Credit Counseling • Lack of understanding “Legal-Eze” for filling out Applications, Forms, Signing Leases etc. • Lack of support for teaching financial responsibilities to children • Community and Parental support
Education <ul style="list-style-type: none"> • Educating the community on Credit / Rental / Ownership issues • Start in the schools with the young kids 	<ul style="list-style-type: none"> • Breaking away from Legacy Programs (Financial Mindset) (Mutual Help etc.) • Housing Entity is viewed as a Social Service Entity • Pride of Ownership 	<ul style="list-style-type: none"> • Appraisers, Underwriters, Architects etc. • Form partnerships with other stakeholders on a continuing education curriculum. • Convert unused structures (closed

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	<ul style="list-style-type: none"> • Lack of Funds for Education • Weather and Travel Expenses to get to Training Facility • Lack of Incentives (Carrots) • Lack of Educated Policy Makers within the community • Lack of Financial Literacy • Lack of Educated Partners • Lack of curriculums via Partnerships to teach Personal Finances • Lack of Credit and Financial Counselors • Lack of Culturally Specific Financial Language • Lack of understanding “Legal-Eze” for filling out Applications, Forms, Signing Leases etc. • Lack of support for teaching financial responsibilities to children 	<p>schools) into affordable housing units</p> <ul style="list-style-type: none"> • Educating ourselves on where the financial resources are • Lack of Infrastructure • Work with the community on a comprehensive local plan • Site Control – Lease vs Purchase (Land acquisition) • Work with AFN to create some standard procedures • Cooperation with BIA to streamline land conveyance process • Increase Housing Design Portfolio within Cold Climate Research Center – Jack Hebert - Attend Training • Shortage of affordable Buildable Land • Denser Developments with smaller footprints Multi-family complexes • Political and Tribal conflicts within the community • Develop Government – Government Relationships • Educate Local Politicians and Boards

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		<p>Members on Economic Impact</p> <ul style="list-style-type: none"> • Conflicting and Excessive Regulations throughout Federal and State Housing Programs (Definition of Family and Income) • Develop Inter Agency Task Force to streamline regulatory / statutory barriers • Lack of qualified Program Participants (Inspectors, Vendors, Workers, Applicants, Employees, Architects, Drug Free Environment etc. in the region) • Actively participate in the Denali Commission • Environmental Challenges (erosion, permafrost thawing) Short construction season. • Utilize tools (Aerial Mapping) to develop long term planning in areas of flood zone and erosion etc. • Denali Commission • Village Population Changes (Increase and Decrease)

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		<ul style="list-style-type: none"> • Economic Development • Require that clients attend Financial Training / Credit Counseling • Lack of understanding “Legal-Eze” for filling out Applications, Forms, Signing Leases etc. • Lack of support for teaching financial responsibilities to children • Community and Parental support
Reauthorization of NAHASDA <ul style="list-style-type: none"> • Transportation Costs • Utility Costs • Construction Costs • 30% income rule to be eliminated 	<ul style="list-style-type: none"> • Lack of Educated Policy Makers • Congress, State, Tribal • Lack of understanding of Alaska specific issues (transportation / infrastructure etc.) • Lack of Cohesive Inter-Tribal Partnerships • Negotiated Rule Making Process • Lack of Nationwide Funding • High Costs of Inflation • Lack of Funding for sustaining NAHASDA units 	<ul style="list-style-type: none"> • Communicate in all public forums. Utilize the comment periods for resolution making etc. Finding out what Legislative forums are available. • Lack of understanding of Alaska specific issues (transportation / infrastructure etc.) • Invite Leaders to see the issues firsthand. Provide tours of successes and struggles within developments. • Use Association of Alaska Housing Authorities through your regional representatives. Get Involved. Participate

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